

May 16, 2017

Ms. Rose Brown
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT
209 Pearl Street
Council Bluffs, Iowa 51503



RE: Hills of Cedar Creek East
Preliminary Plan Submittal
EGA Project No. 171062

Dear Ms. Brown,

The Hills of Cedar Creek Southeast represents a proposed 51 lot single family residential subdivision that is a continuation of the master plan previously submitted for The Hills of Cedar Creek subdivision. This proposed subdivision occupies the easterly portion of that master plan area.

This subdivision is surrounded by platted, residential housing. Phase 1 was previously graded as part of the overlot grading for the original subdivision and will only require light grading to achieve desired street and lot elevations. Phase 2 will require some fill to achieve final grades.

The proposed system will consist of a standard, local street section consisting of a 26' wide, 7" thick P.C. concrete with integral curb and gutter. Appropriate curb ramps meeting City standards will be installed at all intersections. The phase 1 proposed locations of the street networks remains unchanged from that previously approved. Phase 2 is a new street configuration.

Work necessary for this project will consist mainly of storm and sanitary sewer pipes and structures and will connect to existing mains.

This proposed project falls under the jurisdiction of the new post construction storm water management policies. We have corresponded with the City of Council Bluffs Public Works Department and determined an acceptable course of action for these phases.

Existing public utilities (i.e. power, gas, water and communications) already serve the surrounding neighborhood, and were sized to allow expansion into this phase of construction. Each utility has provided logical connection points so as to allow for service extension while minimizing local disruption to the existing neighborhoods.

We are looking forward to presenting the project at the required public hearings. If you need any additional information or clarification, please do not hesitate to call.

Thank you for your time and consideration in this matter!

Sincerely,
EHRHART GRIFFIN & ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Terry Morrison', is written over a horizontal line.

Terry Morrison, PE